

## DOWNTOWN COMMISSION RESULTS

Office of the Director  
50 W. Gay St.  
Columbus, Ohio 43215-9040  
(614) 645-7795  
(614) 645-6675 (FAX)

**Tuesday, August 23, 2016**

**77 N. Front Street, STAT Room (Lower Level)**

Planning Division  
50 W. Gay St.  
Columbus, Ohio 43215-9040  
(614) 645-8664

Downtown Commission  
Daniel J. Thomas (Staff)  
Urban Design Manager  
(614) 645-8404  
[djthomas@columbus.gov](mailto:djthomas@columbus.gov)

### I. Attendance

Present: Steve Wittmann (Chair); Otto Beatty, Jr.; Michael Brown;; Kyle Katz; Robert Loversidge; Mike Lusk; Jana Maniace; Danni Palmore

Absent: Tedd Hardesty

City Staff: Daniel Thomas; Norm Braughton, Mollie O'Donnell, Anthony Celebreze, Jr.; Daniel Blechschmidt, Ashley Senn, Brandan Hayes, Kelly Scocco, Paul Rakosky

### II. Approval of the July 26, 2016 Downtown Commission Meeting Results

Motion to approve (8-0) **11:45**

### III. Request for Certificate of Appropriateness

#### Case #1 16-8-1

**12:20**

**Address:** 333 West Broad Street - COSI (Central High School)

**Applicant:** Capital South Community Redevelopment Corporation

**Property Owner:** City of Columbus, Recreation and Parks Department

**Design Professional :** MKSK, Brian Kinzelman

#### **Request:**

Certificate of Appropriateness to build a park and two levels of underground parking replacing two existing large surface parking lots immediately adjacent to COSI.  
CC3359.05(C)1)

*The site of the project is located on the former Central High School athletic fields. Central High is listed on the Columbus Register of Historic Properties (1991).*

#### **Discussion**

Staff – former athletic fields for old Central High. Went to the HRC 8-18. They were positive about the plans but conditioned approval on the preservation of the historic stanchions. Guy Worley – further improvement of the Scioto Peninsula, part of Downtown Strategic Plan of 2010. Scioto Greenways completed, now moving to redevelop the Scioto Peninsula. Park part of mixed use development. Staff sent copy of 2010 Plan around to the Commission with reference to Big Idea #11 to redevelop the Scioto Peninsula. Brian Kinzelman – introduced design-build team and described park. Newly named Wolfe Dr. will retain trees. Parameters – Wolfe, Broad, Belle and Town – streetscapes will not be part of this proposal.

Park is divided into three pieces, one an activity plaza in the middle – goes all the way

thru COSI. The plaza will feature contemporary design reflective of, but deferential, of COSI. This will include a jet fountain. There will be two buildings on the plaza – a café/restaurant and restroom/storage. Just off of the plaza will be stair structures bringing people up from the garage. There will be two other stair cases in the park. Flanking the plaza are a north green and a south green. Materials presented. Some of the material will match materials that have already been used at COSI. There will be play areas for different aged kids.

SW – will the two buildings be the same size and look alike? A. – yes. SW – do you want your restaurant to look like a restroom? JM – I had the same thought as Steve – the park is amazing. Could these buildings differentiate themselves a little? KK – buildings are tremendous opportunities to have statement piece, these seem to be very utilitarian. RL – this is a really beautiful plaza, it will become an important entry sequence. I like the idea that the two buildings will be symmetrical and the same. These buildings are too ordinary.

Description of north green. Swing seat will be added. Open lawn, specialty chairs (heavy duty Adirondacks). South end – more for older kids. Low area for 100 year rain storm – educational opportunity. Climbing opportunities, seating for all ages.

Two level parking garage (620 spaces – a slight increase). One entrance off of Belle Street, two lanes in and out, some of which could be reversible. There will be two elevator and three stair cases. On the southern end there is currently a sub-surface retention area and a sanitary sewer. These will be left alone. The sheet piling will be viewable from within the garage making it a design feature.

The two plaza buildings, which are 20' x 20', were shown. Materials shown. The café will not have interior seating, but will have service windows and seating in the plaza. SW – I like the roofs (simple green roofs). KK – reiterates that these building should be special, especially in such a beautiful park. RL – clarification sought on the overhangs of the buildings and location of entrances. A – rectilinear glass structures similar to what is at Columbus Commons. RL – the other glass structures coming from the garage are fine, but these two plaza buildings are symbolically more important. BK – we'll revisit this architecture. Need to move forward on the park and the garage.

OB – understory of trees should allow for security views from perimeter A – agree and compliant. JM – opportunity for public art or something visual. (BK – interactive art is part of the long term plan - The spectrums tree, currently on the plaza, will be relocated.) Connectivity to the new Veterans. BK – there is a conscious connection, both design and physical, with a mid-block median. A continuous park setting is planned to Vets, to the south and to the river. This new park will also provide ceremonial space for the new Vets. The median will not be signalized, Belle and Broad will be. There will be traffic calming at the median.

RL – park design is brilliant, almost Olmsteadian. Both formality and informality. SW – love open spaces. SW – looking at context map, Vets has windows that are elevated. Are all of those street trees on the north side of Broad warranted or will they obstruct view to the new park? A – those trees are part of the Broad Street project. SW – planting plan looks good. KK – move for approval, have the applicant come back on the restaurant and restroom buildings. RL – 2<sup>nd</sup>. SW – Lighting, signage? BK – we'd be happy to submit to staff, its complete to design development. Using contemporary fixture that was used at the new courthouse, soffit lighting on the two buildings.

## **Results**

Motion – move for approval, have the applicant come back on the restaurant and restroom buildings. (8-0)

**Case #2 16-8-2**

48:30

**Address: 358 Mt. Vernon Avenue****The View on Grant****Property Owner: JSDI Celmark, LTD.****Applicant and Design Professional :** Jonathan Barnes Architecture and Design / co: Sarah Mackert**Request:**

Certificate of Appropriateness for revisions to approved plans for apartment conversion. Return of the northern addition. Approval request also is for signage in rear and front. Applicant is also bringing in requested details on materials and colors. CC3359.05(C)1)

*This project was conceptually reviewed in March. In March, the Downtown Commission also granted a Certificate of Appropriateness for the Removal Start to take out the brick and window fill opening up the window areas to their original sizes. This is currently well underway. In April, the Commission approved a request for a referral to Public Services for the cantilever. The easement for the cantilever is currently at Public Services and will be forwarded on to City Council approval. In June the Commission approved the general plans but asked for more information. See attached Results. At that time the applicant had removed an addition on the northern end of the building. Currently, this addition has returned to the Commission for approval.*

Mike Lusk and Jana Maniace recusing

**Discussion**

JB – background given as to why northern addition was returned for consideration. Current status of work on exterior shown. RL – already a great improvement. JB – Materials, colors and signage shown. Perforated panels are gone. Windows will have black frame for the old building and anodized for new. Sign on the north side will not be advertising but rather exclusively for the building and viewability from I-670. The sign will be channel lit, individual letters. KK – move to accept. DP – 2<sup>nd</sup>. Lighting shown.

**Results**

Motion to approve (6-0). Lusk and Maniace recusing

**Case #3 16-8-3**

59:30

**Address: 580 North Fourth Street****Smith Brothers Hardware****Applicant and Design Professional:** Architectural Alliance – Brad Parish, Dustin Todd**Property Owner:** Capitol Equities – Todd Kemmerer**Request:**

Certificate of Appropriateness for an addition on the roof of the Smith Brothers Hardware Building. CC3359.05(C)1)

*This project was presented to the Commission on a conceptual basis in January of this year, see attached Results from that meeting. At that time a new entry structure and patio was also presented, which was later approved and has since been constructed.*

**Discussion**

BP – took time to work things with Building Dept. Capitol Equities had, when originally started in 1997 to allow for roof top addition. A fourth elevator shaft will be added. The addition's floor

will be elevated 6 ft. above the existing roof deck to get better views over the parapet. The glazing will contribute to the lit effect. The water tower is not functioning but has been kept for its symbolism. MB – This is one of the most unique elements of this building and shouldn't be hidden. BP – the design kept this in mind. The tower will continue to be lit. JM – street views are successful, wonders whether the pitch of the glass roof isn't too severe. The windows on the existing building are dark blue, the addition's windows will be dark grey.

## **Results**

Motion to approve (8-0)

### **Case#4 16-8-4**

1:10:33

**Location:** West Portion of Ohio Center Way at the Convention Center

**Applicant and Design Professionals:** MKSK Jeff Bryant

**Property Owner:** Franklin County Convention Facilities Authority

**Request** CC3359.07 (A)

Certificate of Appropriateness for improvements to the west side of Convention Center Way.

*The Downtown Commission conceptually reviewed proposed improvements to this segment of Ohio Center Way at their February 2016 meeting subsequent to their final review for new hardscape, landscape, lighting and signage at the rest of the convention center. Refer to review of that portion of the February Results regarding the conceptual review of Ohio Center Way in packet.*

*Robert Loversidge recusing*

## **Discussion**

JB – overview given. Replacing lighting, narrowing “cartways”, introduction of planting and widened pedestrian access. KK – is this the main entrance? SW – has always had problems with the articulation of “entrance” to the convention center. It's been subpar – I think this might be the best approach so far. Is it just a bus drop off? JB – the new north entrance on Goodale will help define. KK – can something be done to emphasize this? Something related to its scale? JB – limitations because of being a railroad overpass – weight factor. ML – I think the design is a little understated, a placeholder. BK -This was once a bridge connecting High to the Third Street viaduct. This was cut off when the new convention center was built And the connector between the new center and Hyatt was made. JM – could the signage be made more prominent?

KK -Try to be impactful. There's been such an investment in the Convention Center. I would hate to see this opportunity fall short. Is there a solution that is playful, fun and speaks to the visitor aspect? SW – this is not a main entrance, but rather a bus drop off. The real problem might be the south entrance. OB – if you are 10 minutes late, this is a main entrance. DP – was it determined not to use the official logo? A – it does have a star, but will be white. People arriving to convention center are coming from parking facilities and hotels.

Materials, including plantings shown. They will all be light weight. The fire chief has also been briefed. There will be illumination. JM – the discussion on materials clarifies lightness. There will also be green (vine) walls where the stair towers are. OB – move to approve, ML – 2<sup>nd</sup>. Malcolm Cochran agreed with Commission comments that this could be better. Suggest that some of the elements from the north parking garage (colored verticality) be used, albeit in a more

modest way. This could help tie the facility together. JB – wayfinding is part of the package. KK – something should be there to give out of town visitors better direction.

#### **Results**

Motion to approve (6-1-1) No – Katz; Loversidge, recusing

#### **Case #5 16-8-5**

1:40:30

**Location / Address:** 166 E. Main St. (Parking lot at NE corner S.Fourth and E. Main)

**Property Owner:** Brad DeHays

**Design Professionals:** DesignGroup - Jennifer Son

**Applicant :** Capital Crossroads SID

#### **Request:**

Certificate of Appropriateness for art installation (Bold Booth) in a surface parking lot.  
CC3359.05(C)1)

*A prior Bold Booth project by DesignGroup was scheduled for Commission review in May of this year but was scuttled because of development issues. This represents a whole new site but the art is similar. This project is part of an outgrowth of “Finding Time: Columbus Public Art 2012.*

#### **Discussion**

Marc Conte, Capital Crossroads SID – Part of Finding Time. Malcolm Cochran – wanted this part of the program to be manifested. Named grant partners. Parking lots are no longer static. DG – Reclaiming parking spots, inserting amenities. Playful art installation as signage. Park advertising as parking. Series of rebar (2 inches) painted green, simulating grass. Small amenities, railings, for waiting, meeting and talking. There is no booth, but rather a pay box. The leaning rail will have a strip of LED lighting underneath. KK, DP – wonderful. KK – move for acceptance, DP, 2<sup>nd</sup>.

#### **Results**

Motion to approve (8-0)

#### **Case #6 16-8-6**

1:48:24

**Location / Address:** 73 E. Spring St. (Parking lot at SW corner of E. Spring and N. Third)

**Property Owner:** EB Parking Lot LLC

**Design Professionals:** Jonathan Barnes Architecture and Design / co: Carly Maggio & John Ryan

**Applicant :** Capital Crossroads SID

#### **Request:**

Certificate of Appropriateness for art installation (Bold Booth) in surface parking lot.  
CC3359.05(C)1)

*This project is part of an outgrowth of “Finding Time: Columbus Public Art 2012.*

#### **Discussion**

JB – There are multiple owners of the parking at the SW corner of Third and Spring, which puts the installation near to the center of the parking and generates a more vertical solution. A shipping container (8’ x 8’ x 40’) standing upright will be used – echoing the high-rise buildings in the background. The installation will be painted red. There will be a pay station but also space for valets (typically serving the Columbus Club). JM – any concerns with the type of windows

causing overheating. JB – there will be louvered vents. Portions of the metal will be cut out for windows, the structural engineer is being consulted about viability. Lighting will also be a component. RL – move for approval

#### **Results**

Motion to approve (8-0)

*Commissioners Beatty and Katz, left.*

### **V. Requests for Certificate of Appropriateness for Advertising Murals**

#### **Case #7 16-8-7M**

1:55:38

##### **Blue Jackets ad mural**

**Address:** 110 N. Third Street

**Applicant:** Orange Barrel Media

**Attorney:** Jack Reynolds, Smith & Hale

**Property Owner:** Exchange Urban Lofts Condominium Association

**Design Professional:** Orange Barrel Media

##### **Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 110 N. Third Street. Proposed mural – Columbus Blue Jackets - “10/13/16” There have been numerous murals at this location, currently Lake Erie Love CC3359.05(C)1)

**Dimensions of mural:** 26’W x 76’H, lit

**Term of installation:** Seeking approval from September 2 through November 1, 2016

**Area of mural:** 1,976 sf

**Approximate % of area that is text:** 5%

##### **Discussion**

Celebrating the beginning of the Blue Jackets new hockey season. Home opener is on 10-13-16, the theme of the mural. Up for a month. MB – would be effective even without the date, the image is powerful. JM – good art but feels that this location is an important architectural façade (RL concurs) and is therefore against.

#### **Results**

Motion to approve (4-2) Loversidge, Maniace

#### **Case #8 16-8-8M**

1:59:00

##### **Riunite ad mural**

**265 Neil Avenue (Northbank Condos) – facing southbound Neil Ave. traffic**

**Applicant:** Orange Barrel Media - Megan Knotx

**Attorney:** Jack Reynolds, Smith & Hale

**Property Owner:** NWD 300 Spring LLC

##### **Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 265 Neil Avenue. Proposed mural – Riunite “This is R moment to. . .ENJOY!” The Downtown Commission has previously approved numerous murals at this location, the latest being for Blu (3 Cig) – “Just you & Blu”. . CC3359.07(D).

**Dimensions of mural:** 70'W x 31'H Two dimensional, non lit

**Term of installation:** Seeking approval from September 8 through November 8, 2016

**Area of mural:** 2,170 sf

**Approximate % of area that is text:** 3%

### **Discussion**

The prior ad mural was for an electronic cigarette. A – Riunite had been used prior to the current mural, a seasonal theme. This is intended to be a fall theme. Bottles are placed on the opposite side of the street, the first thing seen will be the group of friends. JM – I liked the prior graphic because it was integrated as a composition. This one is disjointed. People, text and bottle. It isn't a departure from a billboard. RL – the Cig – Blu 3 was an image first. This one looks like any billboard on any freeway. A – shows Commission Riunite that was approved earlier in the year. We could adjust current. Staff – text is 3%, not including bottle. SW – the bottle label should probably also count. RL – The image in the first one carries all the way across. A – could we get people to fill up the space a little bit more, would that help? SW – bottle should be cut down. SW – I think you hit the nail on the head, it looks like a billboard.

SW- you've heard comments, what do you want us to do? A – I feel that you are leaning towards a no and I'd like some form of resolution. JM – fill the whole space with an image. Reduce bottle and text or make less a focus. A – We'll check with client. Would like to resubmit. RL – MB - don't see how we could do this as an administrative capacity, we're asking for more significant redesign. MB – either table or kill, it's that bad. A – I'd prefer to table. Staff – AM was scheduled to be up from Sept. 8 to Nov. 8. The next meeting is Oct. 20. RL – vote to table, DP – 2<sup>nd</sup>.

### **Results**

Tabled, no vote taken.

## **VI. Business / Discussion**

2:10:00

Discussion on recent LED lighting.

### **Public Forum**

Staff Certificates of Appropriateness have been issued since last notification (April 21, 2016)

1. 96 S. Grant Ave. – Main Library – Banner for conference
2. 360 S. Third St. – United Way banner
3. 88 E. Broad St. – wall sign for new restaurant
4. 70 E. Goodale –Enlarged wall sign for garage
5. 225 E. Broad St. – Roofing
6. 15 W. Cherry St. – Apple Ad Mural – Shot on iPhone (snow scenes)
7. 60 E. Long St. - Apple Ad Mural – Shot on iPhone
8. 43 W. Long St. - Apple Ad Mural – Shot on iPhone
9. 285 N. Front St. - Apple Ad Mural – Shot on iPhone
10. 35 W. Spring St. (Marriott) - Apple Ad Mural – Shot on iPhone
11. 266 N. Fourth St. – Temporary wall signs
12. 630 E. Broad St. – New tenant on monument sign

**Note: Next meeting will be on September 20, the third Tuesday of the month (four weeks away).**

**If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.**

2:28